



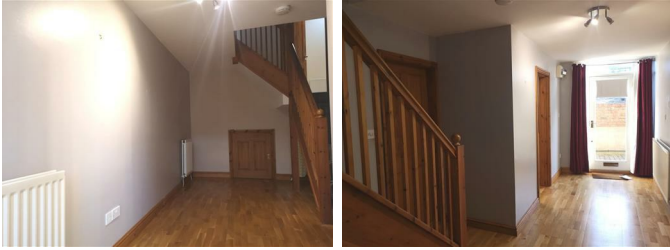
3 Printers Court, Cockermouth, CA13 9QR
£600 Per Calendar Month

Town centre yet totally and utterly private! Located in a little lane just off South Street this gem of a property will give you all you need - a lovely fitted kitchen and bathroom, gas heating and two spacious bedrooms. Lots of storage areas, ample space and its in great condition too.

AVAILABLE FOR A SIX MONTH TENANCY ONLY AND POSSESSION WILL BE REQUIRED SUMMER 2026.

ENTRANCE/INNER HALLWAY

5'9" x 21'3" (1.75 x 6.48)



Lovely spacious room which could be used as a dining room or study. Stairs off

KITCHEN

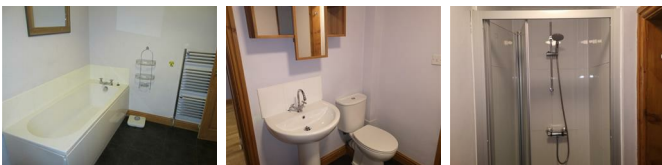
11'7" x 8'0" (3.53 x 2.44)



Spacious and well fitted with light beech effect units, laminate floor, integral electric oven and gas hob, sink unit, washing machine and fridge.

BATHROOM

8'3" x 10'10" (2.51 x 3.30)



Fitted with a white suite comprising bath, wash basin and w.c. Separate shower in cubicle. Heated towel rail

LOUNGE

17'10" x 8'5" (5.44 x 2.57)



With two Velux roof windows, exposed timber beams, television point, laminate flooring

STAIRS TO SECOND FLOOR

BEDROOM ONE

16'4" x 8'6" (4.98 x 2.59)



Double with beams and cupboard

BEDROOM TWO

12'9" x 9'0" (3.89 x 2.74)



Double with beams and large cupboard

EXTERNALLY

It is believed that a parking permit may be available through the Council for parking on South Street

FACILITIES

Gas central heating

DIRECTIONS

From Grisdales walk up Station Street and turn left into South Street. Turn immediately left again behind the Tithebarn and the property is located down the lane.

THE RENT

Rent is paid on a calendar monthly basis, in advance, and excludes charges for Services, Council Tax etc.

THE CONSUMER PROTECTION REGULATIONS 2008

If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

DAMAGE DEPOSIT

A deposit will be paid by the tenant, prior to the commencement of the tenancy, equivalent to five weeks rent and it will be returned at the end of the tenancy providing there is no damage, the Inventory is correct and there are no rent arrears. The deposit will be held by the Deposit Protection Service (a custodial service scheme in accordance with the Tenancy Deposit Legislation) and returned to you as per the Tenancy Agreement.

HOLDING DEPOSIT

Grisdales takes a Holding Deposit from a tenant to reserve a property. This is one weeks rent and for this property will be £173.

This Holding Deposit will be held for up to 15 days (what is known as Deadline for Agreement). From taking the Holding Deposit the tenancy agreement must be entered into (signed by both parties and dated) before the Deadline for Agreement. However, Grisdales can agree with the tenant in writing that a different date (for example an extension) is to be the Deadline for Agreement.

Please make your own enquiries as to when the Holding Deposit can be repaid to you and when it can be retained by Grisdales.

Should the tenancy commence, unless the tenant advises otherwise in writing, it is agreed that the amount of the Holding Deposit will be deducted from the first payment of rent.

THE TENANCY

The property is offered on a 6 month Assured Shorthold Tenancy only. It is very unlikely the tenancy will be renewed after May 2026

WHO WILL LOOK AFTER THE PROPERTY?

For peace of mind, the property will be managed by Grisdales.

INSURANCE

You are required to have sufficient means to cover your liability for the Landlord's fixtures and fittings as set out in the Tenancy Agreement. Sufficient means includes a sum of money available to put right any damage, or alternatively you could purchase a suitable insurance policy to cover this liability.

The Landlord's insurance policy does not cover your possessions within the property. You are advised to consider the need for Tenants Insurance, which usually includes cover for your own possessions and accidental damage to the Landlord's items. Please see Grisdales for full details on this.

The Landlord will not be responsible for any damage caused to your belongings unless it is caused by an act or omission by the Landlord or Agent, which invalidates any insurance you do have.

RENTAL PROTECTION PLAN

Have you ever thought how you'd cover the cost of your rent if you were to become ill or injured and were unable to work? Taking out Rental Protection Plan is a great way to protect yourself, or the ones you love, should the unexpected happen during the length of the plan. Ask for a FREE appointment to discuss this plan with Lewis Morgan, our Protection Specialist.

APPLICATIONS

Applications for the tenancy are to be made to Grisdales. The application form is on our website please go to www.grisdales.co.uk, Tenants, Tenancy Application form. Please complete this form electronically and once we have received it we will discuss your application with the landlord. If the landlord decides to proceed with your application and requests that you are referenced you will need to complete a further on-line application form for Homelet, our reference provider. References will then be carried out which can take up to 7 days.

WHAT HAPPENS NEXT

Please see our website for further information.

PROOF OF IDENTITY

When you apply for a property to rent through Grisdales, you will be required to provide identification. This can be in the form of:

Valid passport
Valid photo card driving licence
National Insurance Certificate
Firearms Certificate
Birth Certificate

MORTGAGE ADVICE BUREAU

Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have

access to over 11,000 mortgages from over 90 different lenders across the UK. Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property.

Mortgage Advice Bureau Doing whats right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed. To find out how we can help you realise your dreams, just call your nearest Grisdales office.

Floor Plan

3 Printers Court, Cockermouth CA14 9QR

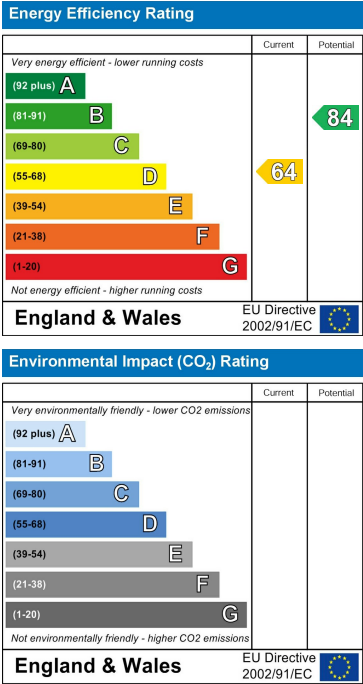


All measurements are approximate and for display purposes only

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.